

5.2 Acres/2.1 Hectares

Site 71

Northeast Corner of FM 2243 and Ronald W. Reagan Blvd. (Parmer Lane)



5.2 Acres/2.1 Hectares

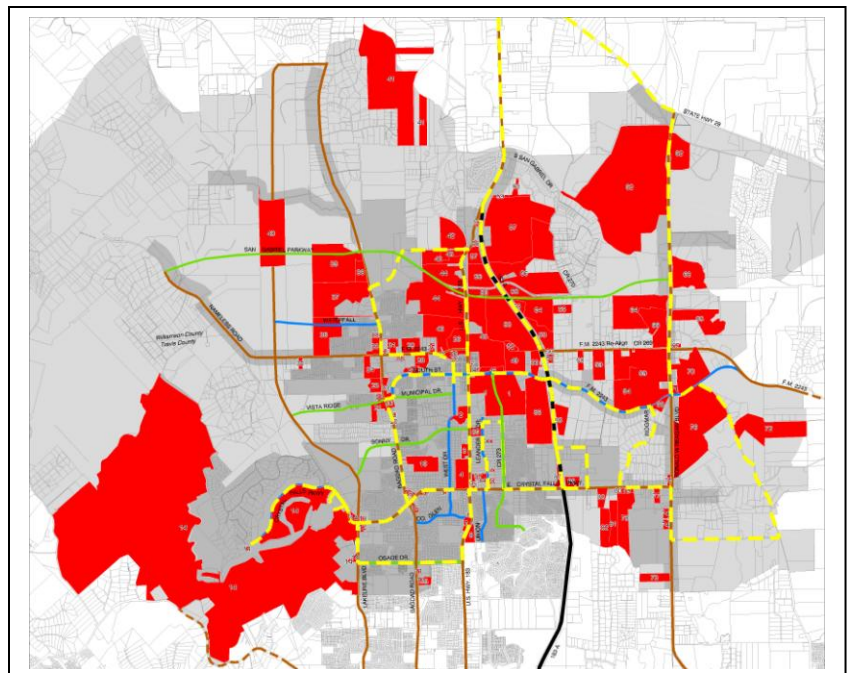
Est. 527 feet/161 meters of Ronald W. Reagan Blvd. (Parmer Lane) frontage

Utilities available in two years

Greenfield

Zoning – Single Family (transitional)

Ms. Sharon Stegall  
Leander Realty  
106 West Willis Street  
Leander TX 78646  
(512) 259-9119 office  
(512) 736-9009 mobile  
[leanderrealty@aol.com](mailto:leanderrealty@aol.com)  
[www.leanderrealty.biz](http://www.leanderrealty.biz)



City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

**5.2 Acres/2.1 Hectares**  
**Northeast Corner of FM 2243 and Ronald W. Reagan Blvd. (Parmer Lane)**

**Site 71**

<b>Property</b>				
Total Acreage: <b>5.2 acres/2.1 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pg. 343, Sec. G</b>	
<b>Location</b>				
City: <b>Leander</b>			County: <b>Williamson</b>	
Address/Directions: <b>17400 Ronald W. Reagan Blvd. (Parmer Lane)</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>1.5 miles/2.4 kilometers</b>			Type of Zoning: <b>Proposed Local Commercial</b>	
Distance to Interstate Highways: <b>10 miles/16 kilometers</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Open Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>527 x 514 feet/161 x 157 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 8 percent slopes</b>			Shrink/Swell Capacity: <b>Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete.</b>	
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>No</b>		Lot Size: <b>Not Applicable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>2.56 miles/4.1 kilometers west</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>Located on the NE corner of Ronald W. Reagan Blvd. and East Crystal Falls Pkwy. Also has a home and barn on site.</b>	
Fenced: <b>Yes</b>			Landscaped: <b>No</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Commercial, Office, Retail</b>	
Deed Restriction(s): <b>Yes</b>			Covenants: <b>No</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>12 inches</b> Pressure: <b>65 psi/448 kilopascal</b>		Sewer - Size of Nearest Line: <b>Not Applicable</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b>Trista.fugate@peci.com</b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm Poly II</b>		Pressure: <b>Intermediate Pressure</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b>mm2741@att.com and/or Joe.Bethany@suddenlink.com</b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b>clawsondisp@earthlink.net</b>
<b>Sales Information</b>				
Contact: <b>Ms. Sharon Stegall</b>	Phone: <b>(512) 736-9009</b>	Facs: <b>(512) 259-5115</b>	Email: <b>leanderrealty@aol.com</b>	Web Site: <b>www.leanderrealty.biz</b>
Sales Price: <b>\$1,642,212 or \$7.25 per square foot</b>			Lease Price: <b>Not Applicable</b>	
Comments: <b>This site location is ideal for a Convenience Store, Hotel and/or Office/Warehouse. Small waterline extends to existing home.</b>				